



## Awapuni, 12A Norwich Place

Near New Four Bedroom Home

Welcome to this contemporary near new property only six months old! Beautifully designed with clean, Crisp lines. This sunny open-plan home is designed for effortless modern living, perfect for a first home buyer, couples, families, or a fantastic opportunity for any investor.

Bathed in natural sunlight, you will enjoy the light and functional Kitchen with breakfast bar space, great for casual dining.

The main living areas flow seamlessly out onto the private deck, an inviting entertaining space, perfect for BBQs and gatherings. This opens out to a brand-new lush green lawn, beautifully established and ready for kids to play or for you to simply relax and unwind.

Enjoy four generous double bedrooms.



**For Sale**  
Enquiries Over \$609,000

**View**  
[ljhooker.co.nz/WJ9GFB](https://ljhooker.co.nz/WJ9GFB)

**Contact**  
**Tracie Van Rysewyk**  
0211 437 683  
[tracie@ljhookerpri.co.nz](mailto:tracie@ljhookerpri.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Palmerston North**  
**(06) 358 9009**  
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A well-appointed family bathroom is complemented by a separate adjacent toilet and hand basin, offering convenience and flexibility for busy households, with the laundry facility tucked away behind bi-folding doors.

Enjoy the modern convenience of a heat pump for all year-round comfort and the benefits of Double-glazing complete with fly screens.

Fibre internet has been installed to every room.

Purchase with confidence, this home has a master builders guarantee certificate.

Located in a quiet cul-de-sac on a rear section with its own driveway with private parking off the street, and a lockable garden shed for all the essentials.

Act fast to secure this beauty, call Tracie on 0211 437 683

## More About this Property

Property ID	WJ9GFB
Property Type	House
House Size	103 m2
Land Area	379 m2
Licensed Real Estate Agents (REAA2008)	

**Tracie Van Rysewyk 0211 437 683**  
Sales & Marketing Specialist | [tracie@ljhookerpn.co.nz](mailto:tracie@ljhookerpn.co.nz)

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